

118.0

0006

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

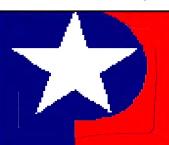
659,400 / 659,400

USE VALUE:

659,400 / 659,400

ASSESSED:

659,400 / 659,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City	
303		FOREST ST, ARLINGTON	

OWNERSHIP		Unit #:
Owner 1:	SAMPSON RICHARD	
Owner 2:	SAMPSON ELIZABETH A	
Owner 3:		

 Street 1: 303 FOREST ST
 Street 2:

Twn/City: ARLINGTON

 St/Prov: MA Cntry: Own Occ: Y
 Postal: 02474 Type:

PREVIOUS OWNER		
Owner 1:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:	Cntry:	
Postal:		

 NARRATIVE DESCRIPTION
 This parcel contains 7,635 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Vinyl Exterior and 1680 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7635		Sq. Ft.	Site		0	70.	0.85	5									454,336						454,300	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7635.000	205,100		454,300	659,400		76599
							GIS Ref
							GIS Ref
							Insp Date
							08/31/18

Total Card	0.175	205,100		454,300	659,400	Entered Lot Size
Total Parcel	0.175	205,100		454,300	659,400	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	392.50	/Parcel: 392.5	Land Unit Type:

 PREVIOUS ASSESSMENT Parcel ID 118.0-0006-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	205,100	0	7,635.	454,300	659,400	659,400	Year End Roll	12/18/2019
2019	101	FV	180,600	0	7,635.	460,800	641,400	641,400	Year End Roll	1/3/2019
2018	101	FV	180,600	0	7,635.	344,000	524,600	524,600	Year End Roll	12/20/2017
2017	101	FV	180,600	0	7,635.	311,500	492,100	492,100	Year End Roll	1/3/2017
2016	101	FV	180,600	0	7,635.	298,600	479,200	479,200	Year End	1/4/2016
2015	101	FV	179,600	0	7,635.	253,100	432,700	432,700	Year End Roll	12/11/2014
2014	101	FV	179,600	0	7,635.	240,100	419,700	419,700	Year End Roll	12/16/2013
2013	101	FV	179,600	0	7,635.	228,500	408,100	408,100		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERRY MARCIA K/	26224-125		4/12/1996		193,000	No	No	Y	

BUILDING PERMITS											ACTIVITY INFORMATION										
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name									
4/4/2008	315	Re-Roof	6,000	C		G9	GR FY09		8/31/2018	Meas/Inspect	BS	Barbara S									
11/23/1994	625	Manual	1,000	C				WOOD STOVE	12/4/2008	Meas/Inspect	345	PATRIOT									
									1/17/2000	Meas/Inspect	277	PATRIOT									
									9/30/1993		PM	Peter M									

 Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 19 - Ranch				Full Bath: 1	Rating: Average			PDAS.											
Sty Ht: 1 - 1 Story				A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Fair														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall: 8 - Brick Veneer	5%			OthrFix: 1	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1											
Color: YELLOW/RED BRICK				A Kits: 1	Rating:														
View / Desir:				Fpl: 1	Rating:			Level FY LR DR D K FR RR BR FB HB L O											
GENERAL INFORMATION				WSFlue: 1	Rating: Average			Other											
Grade: C - Average								Upper											
Year Blt: 1953	Eff Yr Blt:							Lvl 2											
Alt LUC:	Alt %:							Lvl 1											
Jurisdct:	Fact: .							Lower											
Const Mod:								Totals				RMS: 6	BRs: 3	Baths: 1	HB				
Lump Sum Adj:																			
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN				SKETCH			
Avg Ht/FL: STD				Location:				Exterior:		No Unit	RMS	BRs	FL						
Prim Int Wall: 2 - Plaster				Total Units:				Interior:		1	6	3							
Sec Int Wall:	%			Floor:				Additions:											
Partition: T - Typical				% Own:				Kitchen:											
Prim Floors: 3 - Hardwood				Name:				Baths:											
Sec Floors: 6 - Ceramic Tile	25%			Total: 26.4 %				Plumbing:											
Bsmnt Flr: 5 - Lino/Vinyl				DEPRECIATION				Electric:											
Subfloor:				Override:				Heating:											
Bsmnt Gar: 1				Total: 26.4 %				General:											
Electric: 3 - Typical				CALC SUMMARY				Totals	1	6	3								
Insulation: 2 - Typical				COMPARABLE SALES															
Int vs Ext: S				Rate	Parcel ID	Typ	Date	Sale Price											
Heat Fuel: 2 - Gas																			
Heat Type: 1 - Forced H/Air				Const Adj.: 0.99373847															
# Heat Sys: 1				Adj \$ / SQ: 127.447															
% Heated: 100		% AC: 100		Other Features: 74590															
Solar HW: NO		Central Vac: NO		Grade Factor: 1.00															
% Com Wall		% Sprinkled:		NBHD Inf: 1.00000000															
				NBHD Mod:															
				LUC Factor: 1.00															
				Adj Total: 278726															
				Depreciation: 73584															
				Depreciated Total: 205142															
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:											
SPEC FEATURES/YARD ITEMS								PARCEL ID	118.0-0006-0012.0										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
2	Frame Shed	D	Y	18X10	A	AV	2015		0.00	T	3.2	101							
IMAGE																AssessPro Patriot Properties, Inc			
																			